



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
[www.sdcounty.ca.gov/dplu](http://www.sdcounty.ca.gov/dplu)

### NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

March 24, 2011

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Negative Declaration(s) in accordance with the California Environmental Quality Act for the following project(s). The proposed Negative Declaration(s) can be reviewed on the World Wide Web at [http://www.sdcounty.ca.gov/dplu/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html), at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library(ies) listed below. Comments on these proposed Negative Declaration(s) must be sent to the DPLU address listed above and should reference the project number and name.

**3100 5517 (TM), 3900 08-001 (DBP); LOG NO. 06-14-045; PEPPER VILLA DRIVE.**

The project is a subdivision of 1.92 acres into 11 single-family residential lots. The project is located at 988 Pepper Drive within the Pepper Drive – Bostonia Community Planning Area within the unincorporated area of San Diego County. The site is zoned RS-4, with a density of 4.35 dwelling units per acre and 10,000 square foot minimum parcel size; however, the project qualifies for higher density and reduced lot sizes under the State Density Bonus Law. Because one of the lots would be rented out at a very low income rate, the project qualifies for a 35% density increase to 11 lots (5.73 du/ac.) instead of 8, and reduced lot sizes (6,005.45 to 8,499.60 sq.ft.). In addition, two density bonus incentives would be granted per the State Density Bonus Law to make the project financially feasible: reduction of the rear yard setback by 5 feet, and reduction of the front yard setback on interior lots by 10 feet. The lots fronting on Pepper Villa Drive would observe the standard 50 foot front yard setback. Proposed access is a private road from Pepper Drive and private driveways from Pepper Villa Drive. Proposed grading is 4,980 cubic yards with a net import of 4,640 cy. Existing buildings are to be removed. Sidewalks are proposed along Pepper Drive and Pepper Villa Drive. Comments on this proposed Negative Declaration must be received no later than **April 22 at 4:00 p.m.** (a 30 day public review period). This proposed Mitigated Negative Declaration can also be reviewed at the Lakeside Branch Library, located at 9839 Vine Street. For additional information, please contact Gail Wright at (858) 694-3003 or by e-mail at [Gail.Wright@sdcounty.ca.gov](mailto:Gail.Wright@sdcounty.ca.gov).